



Zoning Case No. C14-05-0109

STREET DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF WILLIAMSON §

That Equity Secured Capital, L.P., a Texas limited partnership, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.03 acre (1,426 square foot) tract of land, more or less, out of the James C. Irvine Survey No. 122, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

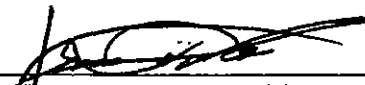
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 29th day of September, 2005.

GRANTOR:

Equity Secured Capital, L.P.,
a Texas limited partnership

By: Equity Secured Investments, Inc.,
a Texas corporation,
General Partner

By: _____


Vince DiMare, President

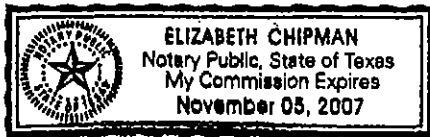
9-29-05
#Z-13


THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 29 day of September, 2005, by Vince DiMare, President, of Equity Secured Investments, Inc., a Texas corporation, and the corporation acknowledged this instrument as General Partner on behalf of Equity Secured Capital, L.P., a Texas limited partnership.




Notary Public, State of Texas

Address of Grantors:

1250 Capital of Texas Highway,
Bldg. 2, Suite 300,
Austin, TX 78746

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-8828
Attn: Diana Minter, Paralegal



FIELD NOTES

DATE: December 03, 2002

JOB NO: Z:\Projects_Eng\Egpt_02\2230_BRIGHTSTAR\2230 ADD_ROW1.doc

PAGE: 1 of 2 (Exhibit Attached)

EXHIBIT A

0.03 acre (1426 sq. ft.)

All that certain tract or parcel of land situated in Williamson County, Texas out of the James C. Irvine Survey No. 122, and being a portion of that tract described in a Substitute Trustee's Deed granted to Equity Secured Capital, L.P., dated December 7, 2004 and recorded as Document No. 2004094402, Official Public Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" Iron pin found in the south margin of Anderson Mill Road (right-of-way varies) and the west line of that tract described as 12.623 acres in a Special Warranty Deed granted to Synergy Center Ltd., dated October 26, 2004 and recorded as Document No. 2004087968 of said official public records, for the northeast corner of said Equity Secured Capital tract and this tract, from which a 1/2" Iron pin found in the south margin of Anderson Mill Road for the northwest corner of said Synergy Center Ltd. tract bears N 20°20'29" W 4.38 feet;

THENCE: S 20°27'45" E 5.18 feet with the west line of said Synergy Center Ltd. tract and the east line of said Equity Secured Capital tract to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the southeast corner of this tract;

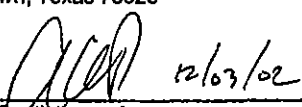
THENCE: S 69°37'30" W 275.26 feet across said Equity Secured Capital tract to a 1/2" Iron pin found in the south margin of said Anderson Mill Road, for the northeast corner of Lot 3, Bright Star Estates, a subdivision recorded in Cabinet E, Slides 223-224, Plat Records of Williamson County, Texas, and the southwest corner of this tract;

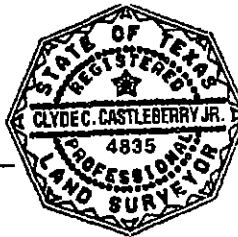
THENCE: N 20°25'55" W 5.18 feet with the south margin of said Anderson Mill Road and the west line of said Equity Secured Capital tract to a 1/2" iron pin found, for the northwest corner of said Equity Secured Capital tract and this tract;

THENCE: N 69°37'30" E 275.26 feet with the south margin of said Anderson Mill Road and the common north line of said Equity Secured Capital tract to the point of beginning and containing 0.03 acre (1426 sq. ft.) of land.

Bearings based on grid north, Texas State Plane Coordinate System, Central Zone, NAD 83/93.

Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628


Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835



CCC/ozl/to

"EXHIBIT"
0.03 ACRES (1426 SQ.FT.) OUT OF A PORTION OF THAT TRACT DESCRIBED IN A
SUBSTITUTE TRUSTEE'S DEED GRANTED TO EQUITY SECURED CAPITAL, L.P., DATED
DECEMBER 7, 2004 AND RECORDED AS DOCUMENT NO. 2004094402, OFFICIAL
PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

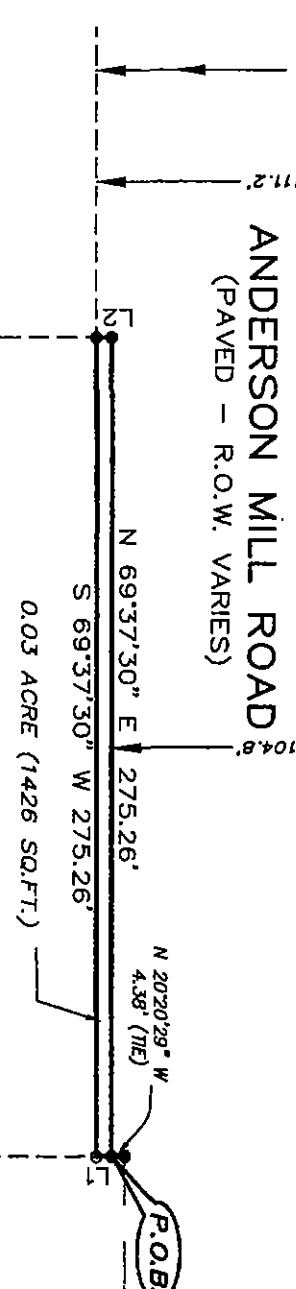
26.5' R.O.W. DEDICATED
TO THE CITY OF AUSTIN
& WILLAMSON COUNTY
FOR ROAD WIDENING
E/223 P.R.W.C.

2
Z.F.B. SUBDIVISION
J/227 P.R.W.C.

1
CHAPEL OF THE HILLS
F/201 P.R.W.C.

ANDERSON MILL ROAD

(PAVED - R.O.W. VARIES)



EQUITY SECURED CAPITAL L.P.
DOC# 2004094402
O.P.R.W.C.
LOT 3
BRIGHT STAR
ESTATES
E/223 P.R.W.C.

EQUITY SECURED CAPITAL L.P.
DOC# 2004094402
O.P.R.W.C.

JAMES O. BRADNE SURVEY NO. 1223
AUSTIN COUNTY NO. 354

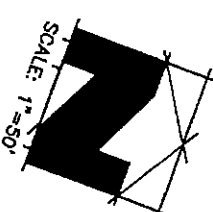
NUMBER	DIRECTION	DISTANCE
L1	S 20°27'45" E	5.18'
L2	N 20°25'55" W	5.18'

SYNERGY CENTER LTD.
DOC# 2004087968
O.P.R.W.C.
BALCONES VILLAGE
SECTION TWELVE-A
CAB. J. SLIDES
389-392
P.R.W.C.

LEGEND

●	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "COC-4835"
O.R.W.C.	OFFICIAL RECORDS WILLAMSON CO., TX
P.R.W.C.	PLAT RECORDS WILLAMSON CO., TX
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLAMSON CO., TX

BEARINGS BASED ON GRID
AZIMUTH TEXAS STATE PLANE
COORDINATE SYSTEM (SPCS),
TEXAS CENTRAL ZONE, NAD
83(83)



Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78626
(512) 930-1800/(512) 930-9399 fax
www.castleberrysurveying.com

FIELD NOTES ATTACHED

RECORDS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.